



2 Rosebay Close, Norwich  
£140,000



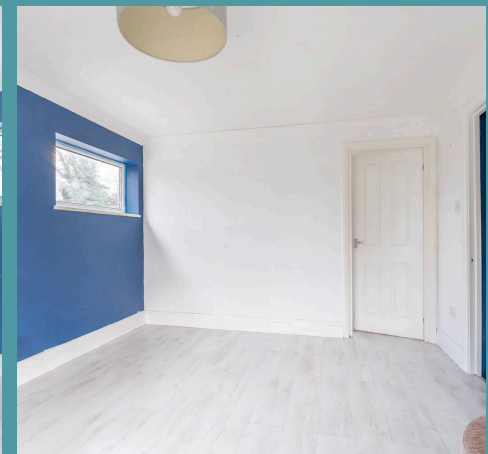
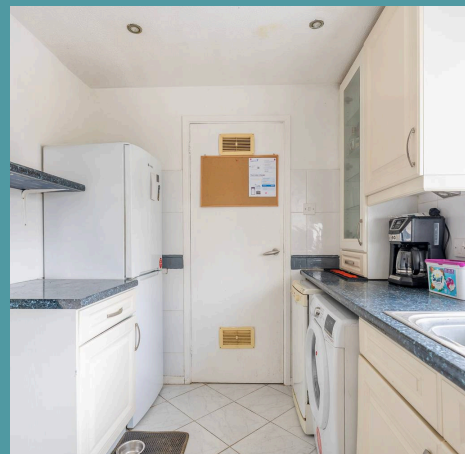
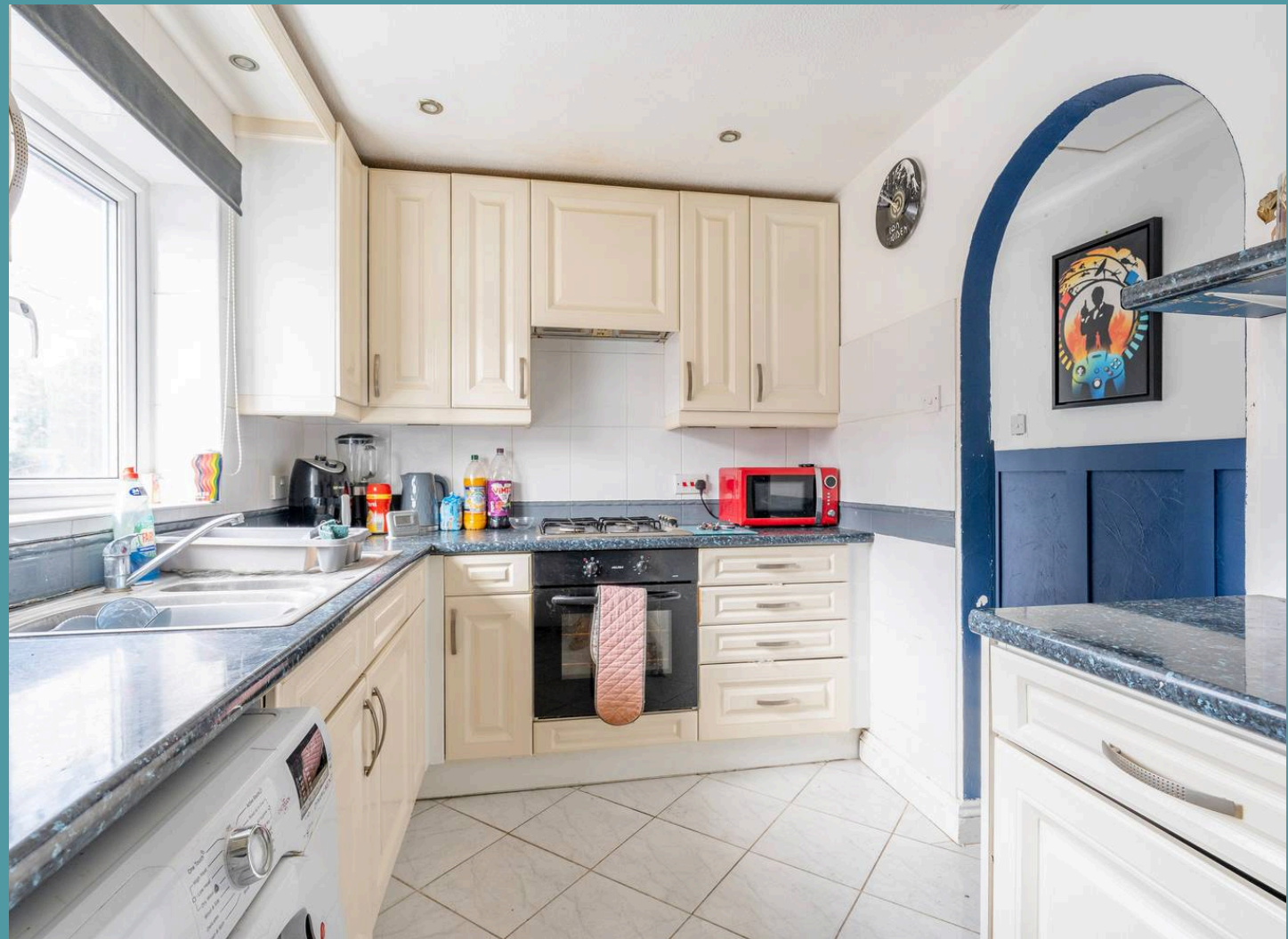
## 2 Rosebay Close

### Norwich

Situated within a prime location of Catton Norwich, lies this chain-free first floor flat, offers an affordable option for first time buyers or an excellent investment opportunity. Highlighting a light-filled living area, an equipped kitchen, three versatile bedrooms and a shower room. If you are looking to settle down in a well-connected neighbourhood, within easy reach of a wide range of amenities and the city centre, this property ticks all the boxes for a comfortable and convenient lifestyle.

### Location

Catton is a suburban area located to the north of Norwich, a city in Norfolk. It is mainly known for its residential character, offering a peaceful environment with easy access to the amenities of Norwich. Catton is home to picturesque green spaces, including the large and scenic Catton Park, which provides ample opportunities for outdoor recreation. The area is well-connected to Norwich's city centre, with good transport links and proximity to schools, shops, and other services. This makes Catton a desirable place for families seeking a balance of countryside charm and urban convenience.







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Norwich

Upon entering, you are greeted by a welcoming entrance hall, accessing all rooms. Immediately capturing your attention is the spacious living area, filled with an abundance of natural light, inviting relaxation and entertaining. The kitchen is equipped with wall and base units, an integrated oven with a hob and areas for your own appliances, to be able to cook your favourite meals. Accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. Completing the accommodation is a shower room, comprising of a three-piece suite.

### Agents notes

We understand that this property is leasehold, with 89 years left on the lease.

Annual service charge - £300

Annual ground rent - £10

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: A



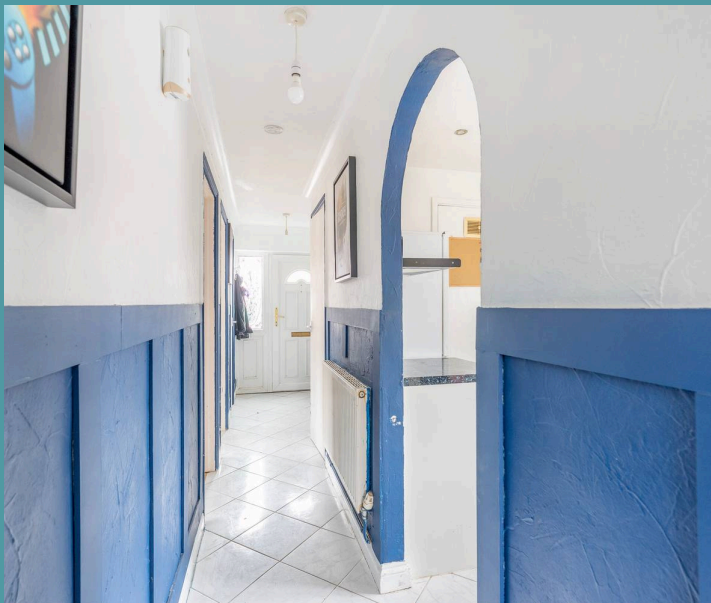




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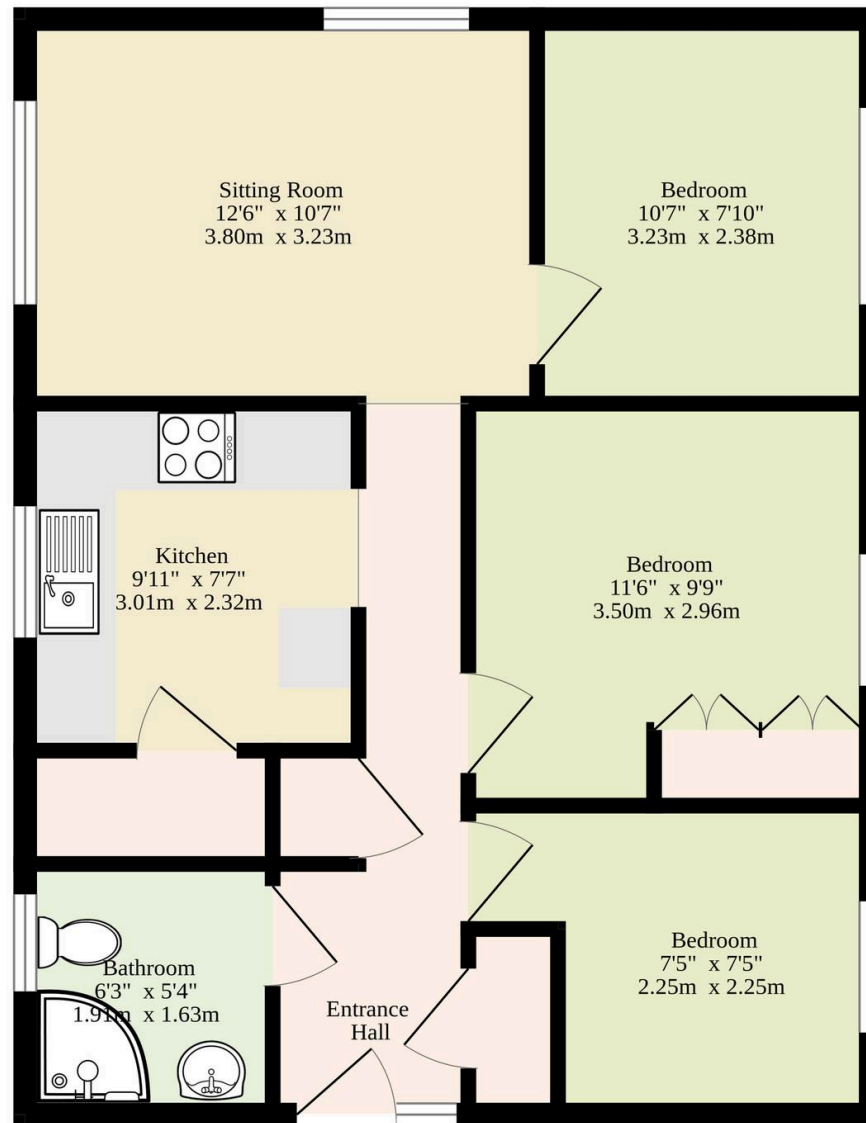
Norwich

- Chain free
- First floor flat within a prime location of Catton Norwich
- Excellent investment opportunity or first time purchase
- Low ground rent and service charges
- Ready to move in straight away and make your own
- Kitchen equipped with wall and base units, an integrated oven and hob and areas for your own appliances
- Spacious living area filled with an abundance of natural light, inviting relaxation and entertaining
- Three bedrooms and a shower room
- Within easy reach of shops, bus routes, schools, healthcare facilities, Catton park and a short distance to the city centre





574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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